

059.0

0004

0009.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
878,900 / 878,900  
878,900 / 878,900  
878,900 / 878,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		BOW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: 95 BOW STREET LLC	
Owner 2:	
Owner 3:	
Street 1: 70 BOW STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: PHILLOS CHRIS/KATINA -	
Owner 2: PHILLOS BRIGHTON TRUST -	
Street 1: 107 HEMLOCK DRIVE	
Twn/City: WESTWOOD	

St/Prov: MA	Cntry
Postal: 02090	Type:

NARRATIVE DESCRIPTION	
This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2256 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
7/12/2018	960
3/12/2012	213
1/17/2012	57
7/25/2005	663

ACTIVITY INFORMATION	
Date	Result
10/14/2016	Measured
5/7/2012	Info Fm Prmt
12/3/2008	Meas/Inspect
4/11/2001	Inspected
1/13/2000	Mailer Sent
1/8/2000	Measured
11/1/1981	MS

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
104	Two Family
	4924
	Sq. Ft.
	Site
	0 70. 1.15 6

Depth / PriceUnits	No of Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4924	Sq. Ft.		0	70.	1.15	6									397,406						397,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4924.000	476,800	4,700	397,400	878,900		39443
							GIS Ref
							GIS Ref
							Insp Date
							10/14/16

Total Card / Total Parcel  
878,900 / 878,900  
878,900 / 878,900  
878,900 / 878,900

## USER DEFINED

Prior Id # 1:	39443
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	01:49:12
PRINT	
LAST REV	
Date	Time
09/06/18	18:15:22
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																			
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	BK:25090 PG:384 BK:11153 PG:65.																																																											
(Liv) Units: 2	Total: 2	A Bath:	Rating:																																																												
Foundation: 1 - Concrete		3/4 Bath:	Rating:																																																												
Frame: 1 - Wood		A 3QBth:	Rating:																																																												
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:																																																												
Sec Wall:		A HBth:	Rating:																																																												
Roof Struct: 1 - Gable		OthrFix:	Rating:																																																												
<b>OTHER FEATURES</b>																																																															
Kits: 1		Rating: Average																																																													
A Kits: 1		Rating: Good																																																													
FrpL:		Rating:																																																													
WSFlue:		Rating:																																																													
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>RESIDENTIAL GRID</b>																																																							
Grade: C - Average		Location:																																																													
Year Blt: 1916		Eff Yr Blt:																																																													
Alt LUC:		Alt %:																																																													
Jurisdct: G13		Fact: .																																																													
Const Mod:																																																															
Lump Sum Adj:																																																															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																			
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good		26. %		Exterior:		No Unit		RMS		BRS		FL																																																	
Prim Int Wal 2 - Plaster		Functional:		%		Interior:		1		6		2		1																																																	
Sec Int Wall:		Economic:		%		Additions:		1		5		2		1																																																	
Partition: T - Typical		Special:		%		Kitchen:																																																									
Prim Floors: 3 - Hardwood		Override:		%		Baths:																																																									
Sec Floors:		Total:		26.4 %		Plumbing:																																																									
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 180.00				Electric:																																																									
Subfloor:		Size Adj.: 1.11542547				Heating:																																																									
Bsmnt Gar:		Const Adj.: 0.98990101				General:		Totals		2		11		4																																																	
Electric: 3 - Typical		Adj \$ / SQ: 198.749																																																													
Insulation: 2 - Typical		Other Features: 104000																																																													
Int vs Ext:		Grade Factor: 1.00																																																													
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000																																																													
Heat Type: 5 - Steam		NBHD Mod:																																																													
# Heat Sys: 2		LUC Factor: 1.00																																																													
% Heated: 100		Adj Total: 647876																																																													
Solar HW: NO		Depreciation: 171039																																																													
% Com Wal		Depreciated Total: 476837																																																													
<b>MOBILE HOME</b>				Make:				Model:				Serial #:																																																			
<b>SPEC FEATURES/YARD ITEMS</b>												Year: Color:																																																			
<b>PARCEL ID</b> 059.0-0004-0009.A																																																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																														
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700		4,700																																														
More: N				Total Yard Items:				4,700				Total Special Features:				Total: 4,700																																															
<b>SKETCH</b>																																																															
<table border="1"> <tr> <td>5</td> <td>OFF</td> <td>OFF 25</td> <td>(125)</td> <td colspan="4">Sum Area By Label :</td> </tr> <tr> <td></td> <td>UAT</td> <td>SFL</td> <td>FFL</td> <td colspan="4">UAT = 1125</td> </tr> <tr> <td></td> <td>FFL</td> <td>BMT</td> <td>(1099)</td> <td colspan="4">SFL = 1141</td> </tr> <tr> <td></td> <td>BMT</td> <td>(1099)</td> <td></td> <td colspan="4">FFL = 1115</td> </tr> <tr> <td></td> <td>(1099)</td> <td></td> <td></td> <td colspan="4">BMT = 1099</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td colspan="4">OFF = 366</td> </tr> </table>																5	OFF	OFF 25	(125)	Sum Area By Label :					UAT	SFL	FFL	UAT = 1125					FFL	BMT	(1099)	SFL = 1141					BMT	(1099)		FFL = 1115					(1099)			BMT = 1099								OFF = 366			
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	(1099)			BMT = 1099																																																											
				OFF = 366																																																											
<b>SUB AREA</b>																																																															
<b>SUB AREA DETAIL</b>																																																															
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																					
SFL	Second Floor	1,141	198.750	226,773																																																											
FFL	First Floor	1,115	198.750	221,605																																																											
BMT	Basement	1,099	59.620	65,528																																																											
OFF	Open Porch	366	20.800	7,611																																																											
UAT	Upper Attic	281	79.500	22,359																																																											
Net Sketched Area: 4,002				Total: 543,876																																																											
Size Ad	2256	Gross Area	4846	FinArea	2256																																																										
<b>IMAGE</b>																																																															
<b>AssessPro Patriot Properties, Inc</b>																																																															